

**BEFORE THE
NATURAL RESOURCES COMMISSION
OF THE
STATE OF INDIANA**

IN THE MATTER OF: PETITION FOR RATE INCREASE BY PATOKA LAKE MARINA, INC.))))	ADMINISTRATIVE CAUSE NUMBER: 07-158P
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**REPORT OF HEARING OFFICER, INCLUDING FINDINGS
AND PROPOSAL TO THE NATURAL RESOURCES COMMISSION
AS TO ITS RECOMMENDATIONS TO THE U.S. ARMY CORPS ENGINEERS**

1. PETITION FOR RATE INCREASE BY PATOKA LAKE MARINA, INC.

Stephen R. Bartels, Managing Owner of Patoka Lake Marina, Inc. (*Patoka*), filed a petition dated July 23, 2007 with the Division of State Parks and Reservoirs of the Department of Natural Resources (*Department*) seeking rate increases for facilities operated on Patoka Lake. The petition, which was forwarded to the Natural Resources Commission (*Commission*) and filed on July 23, 2007, sought rate increases for the 2008 season on all of the slips within the marina. On July 25, 2007, Jennifer Kane, on behalf of the Commission, notified Mr. Bartels that such petitions are considered pursuant to Information Bulletin #20 (First Amendment) published in the Indiana Register on August 1, 2003 (26 IR 3761), which requires their receipt by April 1 of the year preceding implementation of the rate increase. Consequently, Mr. Bartels was advised that Patoka's petition would be considered in 2008 for effectiveness in 2009.

On March 26, 2008 the Commission received subsequent correspondence from Mr. Bartels to be considered as Patoka's petition for rate increase. This document is attached as Exhibit A.

2. SCOPE OF REVIEW

Patoka's petition is governed by a nonrule policy document approved by the Commission as Information Bulletin #20. The Commission reflected that the purpose of the document was to implement an informal process for the review of ratemaking recommendations for resorts and marinas under lease with the Department.

According to the nonrule policy document, a lessee desiring a rate increase for a guestroom, slip, or houseboat shall submit its request to the Department, in accordance with the existing lease agreement.. Upon receiving a request, the Department informs the Division of Hearings of the Commission (*Hearings Division*). The Hearings Division assigns a cause number and, in consultation with the Department, selects the date and time for a rate hearing to be held in Indianapolis. The Department advises the lessee of

the date, time, and location in Indianapolis of the rate hearing, at which time the lessee and affected persons may provide comments to a Commission hearing officer.

Petitions, requests, documentation, exhibits, and other pertinent materials concerning the proposed rate increase request are to be available for the public to review at the lessee's business office, during normal business hours. The lessee shall provide notice of the proposed rate increase petition to each slip or buoy renter. A copy is also to be made available for the public to review at the Division of State Parks and Reservoirs, 402 West Washington Street, Room W298, Indianapolis, Indiana, 46204. Affected persons may send written comments concerning the proposed rate increase to the Commission's Division of Hearings. In accordance with the existing lease agreements, the Department is to analyze comparable facilities to compare rates with those sought by the lessee. Information used in the analysis is to be available for inspection at the Division of State Parks and Reservoirs office in Indianapolis.

Affected persons may attend the rate hearing and provide oral or written statements. The hearing officer shall conduct the hearing in an orderly and informal manner designed to develop a fair and complete agency record. The Administrative Orders and Procedures Act (IC 4-21.5) does not apply, but the hearing officer is delegated full authority by the Commission to implement IC 14-11-1-3, and to make any orders reasonable in implementing the purpose of the nonrule policy document. The lessee's request and any supporting documentation, written comments provided by affected persons, the analysis by the Department, and oral and written statements received during the rate hearing form the record upon which the hearing officer shall review the request for rate increase.

Following the completion of the review, the hearing officer is to prepare a written report to the Commission. The report is to include written findings with respect to the requested rate increase and a proposal to the Commission with respect to recommendations to the U. S. Army Corps of Engineers. The hearing officer shall also forward a copy of the report to the lessee, the Department, and any other person who requests a copy.

The hearing officer is to present the findings and recommendations to the Commission during a meeting to be held in August or September. During that meeting, the Commission will either recommend approval of the rate increase, disapproval of the rate increase, or approval of a rate increase in an amount less than requested by the lessee. Recommendation for favorable consideration of a rate increase will not be withheld unless, in the opinion of the Commission, fees submitted exceed fair market rates charged by operators of other similar privately-owned resort developments comparable to the project in the area.

3. PUBLIC HEARING AND WRITTEN COMMENTS

Patoka provided the requisite notice of its Petition to affected persons. The notice provides details of the proposed rate increases and announces the ability of individuals to provide input regarding the petition. A public hearing was conducted as scheduled on July 9, 2008. Comments were received during the hearing as follows:

A. Petitioner at Public Hearing

Steve Bartels, Patoka Lake Marina

Mr. Bartels explained that the rates that were being requested were included on the petition dated March 26, 2008 (Filed with the Natural Resources Commission, "NRC" on May 8, 2008). Included on that rate proposal are rates for annual slips sized 20' x 40' and 24' x 40', that have not yet been constructed. It is the intent of the marina to add a number of slips of these sizes in the future and they are seeking to obtain rate approval in advance to avoid the need to obtain an interim rate followed by NRC approval the following year. Mr. Bartels noted that all of the slips with electric are metered except for those listed as "24' per season w/electric." The rate for these 24' slips is \$91.00 greater than non-electric 24' slips for the reasons that electricity is available and to recoup from the individual slipholder the cost of un-metered electricity. It was noted that Patoka Lake Marina has not sought a rate increase since 2001. Since that time the marina has absorbed increased business costs.

B. Affected Persons at Public Hearing

No member of the public attended or offered comments at the public hearing.

C. Affected Persons' Written Comments

Five (5) written comments were received outside of the public hearing¹.

Georgianna Judy, email comment received June 2, 2008

Personally, I don't think they should have a rate increase UNTIL they have provided more bathroom facilities at this marina. The current facilities behind the gate are two full service bathrooms. This means the shower sink and toilet are in one bathroom and are there to service ALL guests. People are constantly standing in line on the weekends and most can't make it up the hill or to the marina store-just to have a line of people there too, only this is the general public. We have asked year after year after year to please provide accommodation for toilet and sinks only. Please add at least three or four for just this purpose. If someone is taking a shower, everyone needing to use the potty is just SOL. Most of the time, you find two friends getting ready for an evening out or for some fun and take both showers-you can just forget it.

When they first put in the bathrooms, several of us commented on who in their right mind would fix restrooms like this and have only two. It had to have been a man!!

So, until they can provide better facilities, they don't deserve an increase, unless that increase is to be used ONLY for bathroom upgrades or increase of bathrooms on the docks.

¹ One written comment was received by mail from an anonymous source. In accordance with Information Bulletin #55, posted by the Legislative Services Agency on August 15, 2007, this comment was not considered by the hearing officer.

Frank M. "Buzz" Benson III, email comment received June 4, 2008

I am writing you in response to a letter I rec. concerning rate increase for the marina slips. It is my opinion that on my slip they are looking for a 16% increase that I feel is out of line. I feel that they have several vacant and they are trying to make up for slow slip rentals at the expense of the people that have been very good renters to them. I also feel that they need to monitor the speed boats come through the marina at. It has gotten out of control and alot of the speed is being done by the workers of the marina. I have the feeling that they will run most of the slip renters out with this kind of increase.

Frank Taylor, email comment received June 10, 2008

I have a slip B19 at Patoka Lake. It is a undo burden on tax payer's already with Park entry fees, launch fees, licenses fees, personal property tax on boats and trailers any further increase is too heavy a burden on boaters.
please vote for no more increases.

Thank You

Ben Barth, email comment received June 19, 2008

I am not able to attend the hearing on July 9, 2008. The Marina just sent a letter stating they were seeking an increase. There was no discussion or logic provided as to why, just they were seeking an increase. I have a plain jane slip, costing \$800. per season, which is used June thru September. The slip hasn't changed since the first year of rent. There is no additional cost unless they are lumping it into one basket titled "Cost of doing business". If that is the case, why across the board increase? Why not pass any addition cost to the end user, if documented, meaning the ones that have electric, water, sewer, etc. All businesses have increased cost as do the consumer. With the state of the economy we should try to hold the line as much as possible, following the Governor's initiative, not just raise prices, without true justification.
Thanks for listening,

Robert and Muriel LaDuke, email comment received July 14, 2008

I am writing with concerns about the Patoka Lake Marina.
1. Year, 2003 Patoka Lake Marina increased the boat slips, which mine was increased \$100, from \$500 to \$600 April 15th thru October 15th. Now we received a letter they are planning on another increase of \$200, from \$600 to \$800 per year. Patoka Lake Marina has income on floating cabins, plus dock rental, store, and etc. They have very few boats on buoys at a cheaper rate, but they close at a certain time and people need to get off they buoys early due to no shuttle to bring the people back in. Many people have complained about this. They are making more slips, and I think this is great, but don't feel other boaters need to pay for them, that should be at the expense of the Marine owners. With the increase in gas for people to enjoy their boats, this doesn't seem to be a good time to increase slips, the gas increase for boating is enough. I never got a notice on the hearing, someone else told me about it.

2. Before Patoka Marina new owners come, the state had four disabled parking slips for disabled, with fences around the dock. The slips was first coming down the walk way, and was the safest I has seen to have disabled people fell they could fish next to their boat and not worry about drowning. My son is disabled in a wheelchair and loved fishing, sitting on the dock and having a boat ride. I'm sure someone working in the park designed this and what a wonderful job they did.

When the new owners come, they saw no need to have the fences put up and they did not have to be made as they were already there for their use. They also had some other disabled person come in and said he saw no need for safety either. They placed one rail at the end of the dock so my son could get on the boat, but it was useless and to this day my son will not come back on the dock as he is afraid of falling into the water in his wheelchair and he would drown before we could get him back up. I was very disappointed with the State park and people at Indianapolis that they have no concern about disabled, as this was an easy job to be completed as someone had already thought it was needed. The rails/fence was placed out somewhere else on the lake. I feel this is something that is needed for disabled and someone needs to do their job and make sure the fence is put back up as it should be and have safety for disabled citizens. Iam hoping you will take this to the person that can put it back & it was and correct the problem. Four places is not a big deal to make safety come first.

4. RECOMMENDATION BY THE DNR DIVISION OF PARKS AND RESERVOIRS

As anticipated in the nonrule policy document, the Division of State Parks and Reservoirs has completed a comparative review of slip rates for Patoka. Gary Miller, Assistant Director of Inns and Concessions, prepared a summary of the review found below:

Patoka Lake Marina has submitted a rate increase request for the 2009 season. Along with this, they have submitted proposed rates for new slips that will be open for the 2009 season, but are not built at this time.

The Division of State Parks and Reservoirs has compared the existing rate of the marina to the existing rates of other marinas (see attached spreadsheet) and found that the rates for Patoka Lake Marina are well within the range of the other marinas.

It is the opinion of the Division that the proposed rates for the existing slips and the rates for new slips be approved as submitted. It should be noted that the slips shall be built to the size requested in the rate request. If the slips are not built to this size, and are not of a size that matches other existing slips, the marina would need to request an interim rate from the Department and then request a permanent rate established the following year.

The referenced spreadsheet is attached as Exhibit B

5. FINDINGS AND PROPOSAL BY THE COMMISSION'S DIVISION OF HEARINGS

A. Findings

The scope of the review accorded by the Commission in Information Bulletin #20 is addressed to petitions for rate increase at marinas and related facilities on properties owned or leased by the Department. Although the Department may appropriately exercise whatever rights are provided in a ground lease with respect to marina facilities, as well as any other rights provided by law or equity, the scope of review for the purpose of setting rates at marinas and related facilities is determined by Information Bulletin #20 (First Amendment), which specifies that the lessee “shall include justification for the increase request along with comparable rates from other marinas.” Information Bulletin #20 (First Amendment) proceeds to specify that “the department will analyze comparable facilities to compare rates with those sought by the lessee.”

The Commission’s role in the setting of rates at marina facilities on Department leased or owned properties is to offer a recommendation regarding the appropriateness of the rates to the U. S. Army Corps of Engineers (*USACE*), which will ultimately determine to accept or reject the recommendation. In exercising its responsibility to offer a recommendation to the USACE, the Commission has charged the appointed hearing officer with the responsibility to review the record, which includes the “lessee’s request and any supporting documentation, written comments provided by affected persons, the analysis by the department, and oral and written statements received during the rate hearing” in preparing a report and proposed recommendation for Commission consideration.

The Commission, through its adoption of Information Bulletin #20 established as fundamental to a determination of the appropriateness of a proposed rate increase the consideration of rates charged by other marinas for comparable facilities. The Department’s provided spreadsheet of comparable facilities reveals that the increased rates proposed by Patoka are generally consistent with rates charged by other marinas.

Both Patoka and Hoosier Hills Marina, Inc. (*Hoosier Hills*) are located on Patoka Lake, which circumstance provides one good source of rate comparison. Patoka proposed to increase the rate on 24’ slips to between \$900.00 and \$985.00 depending upon electricity whereas Hoosier Hills has, during this rate increase cycle requested an increase on a comparable slip to \$950.00, which request has received a favorable recommendation from this hearing officer. This result is the same for 24’ covered slips, which Patoka proposes to increase to between \$2,000.00 and \$2,100.00, and for which Hoosier Hills charges \$2,000.00. This result is generally consistent for all slip sizes. While Patoka’s requested increased rates are consistent within the geographical area, the rates are often lower than those being charged by other marinas identified by the Department.

Patoka has not increased rates in six (6) years and throughout that time costs of doing business have been absorbed by the marina. Mr. Bartels indicated that Patoka is hopeful that additional slips will be added in the near future. In fact, Patoka is requesting rates for 20’ x 40’ and 24’ x 60’ annual slips that have not yet been constructed.

Of the five (5) written comments received, three simply state the writer's opinion that Patoka's proposed increases are too high and create an undue burden upon their patrons. While the hearing officer understands that any increase in slip fee is burdensome to the slip holders, Patoka's proposed increases are not excessive and are consistent with or less than the rates of other marinas. One comment expresses concern that the new operators of Patoka removed fenced slips that in the opinion of the writer provided an added measure of safety for boaters in wheelchairs. It is the hearing officer's understanding that Patoka has been operated by the current owners since 1998 so by all appearances the removal of fenced slips may have occurred several years ago. Furthermore, the writer acknowledges that another disabled person was consulted prior to the removal of the slips. The hearing officer is without sufficient information to draw any conclusions regarding this one comment and Patoka was unable to respond to the comment, as it was received on July 14, 2008, after the public hearing at which Mr. Bartels might have been able to address the writer's concern. The fifth comment questions Patoka's attention to providing adequate restroom facilities. With respect to this comment, Mr. Bartels explained at the public hearing that the floating restroom at the marina was added strictly for the benefit of marina patrons but with particular concern for patrons with disabilities. He explained that the floating restroom is small and that there are two other public restrooms nearby. However, use of the marina restroom is heavy because marina patrons prefer that restroom to the public restrooms, which are at less convenient locations.

B. Proposal

Consideration of all available information indicates that the rate increase sought by Patoka for the existing facility beginning with the 2009 season should be recommended to the U. S Army Corps of Engineers for approval.

The rates recommended for approval are identified at Exhibit A.

Dated: August 26, 2008

Sandra L. Jensen
Hearing Officer

Service List:

cc: Gary Miller, DNR, Division of State Parks and Reservoirs
Stephen R. Bartels, Patoka Lake Marina, Inc.

Patoka Lake Marina Inc.

"Stay and play on the water"

2991 North Dillard Road,
Birdseye, Indiana 47513

888-819-6916

sbartels@netsurfusa.net

FILED

MAY 08 2008

NATURAL RESOURCES COMMISSION
DIVISION OF HEARINGS

March 26, 2008

Natural Resource Commission of
The State of Indiana, Division of Hearings
402 W. Washington St. Room W272
Indianapolis, IN 47513

RE: Petition for Rate Increase

Please consider this document as Patoka Lake Marina's official petition for a rate increase to those rates specified in the "Proposed Rate" column of the table below. Patoka Lake Marina Inc. has operated the site from 1998 with the last rate increase six years ago in 2001. For your reference in support of the rate request sought, please also find information indicating our current rates, as well as the rates of Hoosier Hills Marina, and 4-winds Marina in that reference table. In your consideration of the present market value of our rates, we would ask that you compare our proposed new rates to those of our competitors. Given the fact that our petition seeks to raise our rates to amounts equal or lower than the lower of the two competitor's rates you have already approved, we hope you will choose to grant our petition for increase of rates to these more appropriate levels.

Note: "na" was used if no direct or comparable rates were found.

Description	Current Rate	Proposed Rate	H. Hills	4-Winds
Wel Winter Storage	250	350	na	na
20' per season	600	800	800	per yr 1506
24' per season / no electric	800	900	900	na
24' per season w/ electric	891	985	900	1924
24' per season, covered w/ electric	1600	2000	na	na
24' annual, covered w/ electric	1850	2100	2000	2678
28' per season w/ electric	1035	1200	na	na
28' annual	1300	1425	30ft-1500	2324
28' per season, covered	1750	2200	na	na
28' annual, covered	2000	2300	30ft-2500	26 ft - 2896
40' annual	2185	2195	na	3255
40' annual, covered	3700	3925	na	36 ft - 4483
18' x 60' annual	2750	2950	3030	4520



AGENDA ITEM #18

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PATOKA_LAKE_MARINA

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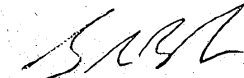
• Page 2

March 26, 2008

18' x 60' annual, covered	4250	4500	na	54 ft - 6426
18' x 80' annual	3795	3995	4000	6026
18' x 80' annual, covered	5300	5500	na	na
20' x 40' annual	na	4500	na	na
24' x 60' annual	na	5520	na	20x 72ft - 8967

Thank you for your consideration of our petition for rate increase. We feel it to be a reflection of a fair, appropriate and in keeping with a competitive rate for our services. This petition, if granted, will facilitate Patoka Lake Marina's abilities to continue to provide the high quality services our customers have come to expect and appreciate.

Sincerely,



Stephen R. Bartels
Managing Owner

AGENDA ITEM #18

Slip Length	Hoosier Hills	Fourwinds Lake Monroe IN	Patoka Lake Marina Patoka Lake IN	Kent's Harbor	Hammond Marina Hammond IN	Lee's Ford Nancy KY	Venetian Marina Sandusky OH	Two Rivers Marina Louisiana, Mo.
18'								
20'			600 s	1545 s				
24'	900		800/891 s/se	1595 s/1896 s				
24'	2000 c		1600 sc1850 ae	1795 s/2125 a				
25'							1350 s	
25'								
26'				2085 a				
26'								
26'								
26'								
28'			1035s/1300a/1750sc	2212 es/2445 a				
30'	2500 c	3736.5 c	28' 2000 ac	2405 a	\$2,225.00		1850 s	
30'	1100-1700			2745/2935 a				
32'						3170 c		
34'								
35'					\$2,570.00		2375 s	
36'		4483.8 c		2725 a				\$2,700.00
36'				3085 a				
36'				3295 a				
36'								
38'								
40'			2185 a	2995 a	\$3,035.00	4395 c		\$3,000.00
40'			3700 a c			3345 o		
40'								
42'		4180.25 o						
45'	2000				\$3,615.00			
46'				4075 a				
46'								
46'								
46'								
48'		5978.8 c						\$3,595.00
50'	2310			3430 a	4250/4610	5405 c	3475 s	
52'								
54'		6426. c						
55'					\$4,800.00			
60'	3080/2530		2750 a/4250 ac	4142.5 a	\$5,350.00	7535 c		\$4,495.00
61'-Up				71.25/ft a	86.00/ft			
64'								
70'	3300/2750			6450 a				
72'		8968 c						
75'	3750		80' 3795 a/5300 ac					
76'		6967 o						
80'	4000					6330 o		
90'+								

Exhibit B

AGENDA ITEM #18

Slip Length	Hidden Cove Marina Senica, IL.	Bald Knob Marina Pistakee Lake IL.	Starved Rock Marina Starved Rock State Park IL	Twin Cove Marina Norris Lake KY	Eddy Creek Marina Kentucky Lake	The Moors Kentucky Lake	Lake Murray Ballantine, SC	Lynn Creek Grand Prairie, TX
18'	\$1,030.00							
20'	\$1,080.00		\$1,165.00		\$960.00		\$2,100.00	\$2,222.00
24'				\$1,560.00		\$1,050.00		2043 o
24'								2736 c
25'	\$1,255.00		\$1,550.00					
25'								
26'	\$1,295.00						\$2,300.00	
26'							\$2,599.00	
26'							\$2,880.00	
26'								
28'	\$1,375.00							
30'	\$1,455.00	\$2,595.00	\$1,900.00	\$2,400.00	\$1,710.00	\$1,650.00	\$3,132.00	2853 o
30'								3386 c
32'								
34'				\$3,000.00				
35'	\$1,655.00	\$3,260.00						
36'							\$3,772.00	\$4,081.00
36'								
36'								
36'								
38'								
40'	\$1,855.00		\$2,185.00			\$2,150.00		
40'								
40'								
42'								
45'								
46'	\$2,095.00							
46'								
46'								
46'								
48'								
50'	\$2,255.00		\$2,535.00		\$2,850.00	\$2,550.00	\$5,106.00	\$5,201.00
52'								
54'								
55'	\$2,455.00							
60'	\$2,605.00						\$6,452.00	
61'-Up					69.00/ft			
64'								
70'							\$8,100.00	
72'								
75'								
76'								
80'								
90'+								

AGENDA ITEM #18

Slip Length	Son Rise Marina Sandusky, OH 6 month Summer only - Winter not included	Sandusky Harbor Sandusky, OH Summer and Winter Storage Combined Included	North Shore Spring Lake, MI Summer Only	Holiday Marina Lake Lanier, GA Annual	Four Winds Bloomington, IN	Bay Harbor Bay Harbor MI	Lake Front Lake Erie, OH Annual Dockage and Winter Storage
18'							
20'				\$1,792.00			
24'				\$2,184.00	\$2,020.00		\$2,352.00
24'							
25'		\$2,908.75	\$3,195.00				
25'							
26'			\$3,195.00	\$2,276.00			
26'					\$2,189.00		
26'							
26'							
28'					\$2,440.00		
30'		\$3,347.50		\$2,712.00		\$4,950.00	\$3,468.00
30'			\$3,195.00				
32'					\$2,762.00		
34'							\$4,065.00
35'			\$3,795.00				
36'				\$2,972.00	\$3,150.00		
36'					\$3,357.00		
36'					\$3,565.00		
36'					\$3,778.00		
38'							
40'	\$2,950.00			\$3,036.00	\$3,418.00	\$7,800.00	\$4,938.00
40'			\$3,995.00				
40'							
42'							
45'							
46'				\$3,496.00	\$3,794.00		\$5,681.00
46'					\$4,078.00		
46'							
46'							
48'							
50'	\$3,800.00		\$4,795.00	\$3,824.00	\$4,275.00	\$9,250.00	
52'							
54'							
55'							
60'				\$4,564.00	\$5,700.00		
61'-Up			\$5,395.00				
64'							
70'				\$5,576.00			
72'							
75'							
76'							
80'							
90'+							

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Slip Length	Lazy Days Lake Lanier Buford, GA	Light House Marina Aurora, IN	Four Season Cincinnati, OH Seasonal	Jamestown Lake Cumberland, KY Annual	Charleston Harbor Marina Charleston SC Annual	Conley Bottom Lake Cumberland, KY	Manitowoc Marina Manitowoc, WI Summer Dockage and Winter Storage Annual
18'							
20'	\$2,220.00		1540 s				
24'	\$2,736.00		\$1,848.00	\$2,695.00			
24'							
25'			\$77.00 Summer				
25'							
26'	\$2,968.00		\$27.00 Winter				
26'			\$104.00/ft. Annual				
26'							
26'			\$2,704.00				
28'			\$2,912.00			\$2,450.00	
30'	\$3,512.00		\$3,120.00	\$3,995.00			\$2,220.00
30'							
32'			\$3,328.00 Annual		\$4,940.00		
34'						\$3,200.00	
35'							
36'	\$4,212.00						\$3,040.00
36'			\$3,774.00				
36'							
36'							
38'						\$4,100.00	
40'		\$3,735.00		\$3,850.00	\$5,985.00	\$4,275.00	\$3,295.00
40'			\$4,160.00	\$4,795.00			
40'				\$5,495.00			
42'						\$4,700.00	
45'			\$4,680.00 Annual				
46'		\$4,085.00					
46'							
46'							
46'							
48'							
50'		\$4,385.00	\$5,200.00	\$4,895.00	\$7,790.00		
52'				6195 50' c			
54'							
55'							
60'		\$4,985.00	\$6,240.00				
61'-Up					\$10,260.00		
64'							
70'				\$9,395.00			
72'							
75'							
76'							
80'				6995 o			
90'+							

AGENDA ITEM #18

Slip Length	Bayport Marina Bayport, MN St. Croix River \$180/ft. summer & winter storage	Broken Arrow Marina Sunrise Beach, MO	Trade winds Marina Appling, GA Annual	Aqua Yacht Harbor Luka, MS	Michigan City Port Authority Michigan City, IN Summer Only	Swan Creek Roch Hall MD	Harrington Harbor Friendship MD
18'							
20'			\$1,767.00	\$1,450.00			
24'			\$2,565.00	\$1,700.00		\$2,900.00	
24'							
25'	\$4,540.00				\$1,650.00		
25'							
26'							\$2,900.00
26'							
26'							
26'							
28'			\$3,211.00				
30'	\$5,440.00			\$3,000.00	\$2,100.00		
30'							
32'							
34'							
35'					\$2,530.00		
36'			\$3,610.00				
36'							
36'							
36'							
38'							
40'		\$3,300.00		\$4,375.00	\$3,015.00		
40'							
40'							
42'							
45'		\$3,650.00			\$3,535.00		
46'							
46'							
46'							
46'							
48'		\$4,645.00	\$4,427.00				
50'			\$5,434.00	\$5,700.00	\$4,300.00	\$4,200.00	
52'		\$4,991.00					
54'							
55'			\$5,947.00				
60'					\$5,350.00		
61'-Up							
64'							
70'							
72'							
75'							
76'							
80'							
90'+							

Slip Length	Lake LBJ Horseshoe Bay, TX Annual	Emerald Point Marina Lake Travis, TX Annual Lease
18'		
20'		\$2,520.00
24'		
24'		
25'	\$2,809.00	
25'	\$3,001.00	
26'		\$2,700.00
26'		
26'		
26'		
28'		\$3,000.00
30'	\$3,900.00	
30'		
32'		
34'	\$4,908.00	
35'		
36'		\$5,880.00
36'		
36'		
36'		
38'		
40'	\$5,904.00	
40'		
40'		
42'		
45'		\$8,280.00
46'		
46'		
46'		
46'		
48'		
50'		
52'		
54'		
55'		
60'		
61'-Up		
64'		
70'		
72'		
75'		
76'		
80'		
90'+		